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PLANO TEXAS

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DEED RECORDS

VOL 1014 PG 459

## FILM CODE

063-18-0807

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS: That Shell Oil Company, a Delaware corporation and successor to Shell Oil Company, Incorporated, herein called "Grantor", for and in consideration of the sum of \$63,604, receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey to The Lubrizol Corporation, herein called "Grantee", subject to the covenants, conditions, exceptions, and reservations listed below, the following described land in Harris County, Texas.

10.584 acres of land, more or less, situated in the George M. Patrick Survey, Abstract #524, being all of the following described 13.0814 acres, less and except 1.2487 acres of land located in the right of way deeded July 7, 1930 to Harris County, Texas for road right of way, and 1.2487 acres of land located in the right of way reserved for the relocation of Tidal Road, being more particularly described as follows:

BEGINNING at the intersection of the east boundary line of that certain 536.14 acre tract in the George M. Patrick Survey, Abstract #524, Harris County, Texas, as described in deed dated September 22, 1944, executed by Tide Water Associated Oil Company in favor of Shell Oil Company, Incorporated, recorded in Volume 1331, Page 603, Deed Records of Harris County, Texas, and the north right of way line of Texas State Highway No. 225, said point being the southwest corner of that 129.043 acre tract described in deed dated December 7, 1956, recorded under File Number 1045774, Volume 3267, Page 265, Deed Records of Harris County, Texas;

THENCE N 0° 52' W along the east boundary line of the aforementioned Shell Oil Company, Incorporated, 536.14 acre tract a distance of 2500.70 feet to the southeast corner of The Lubrizol Corporation 20.82 acre tract as described in that certain deed dated July 27, 1950, recorded in Volume 2132, Page 723, Deed Records of Harris County, Texas, said point being the POINT OF BEGINNING of the herein described 13.0814 acre tract;

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THENCE due west along the south line of The Lubrizol Corporation 29.82 acre tract, at 300.0 feet past the east right of way line of a county road, at 380.0 feet past the west right of way line of a county road, at 930.0 feet past a one-inch galvanized iron pipe, continuing a total distance of 967.6 feet to a point for corner in the center line of Patrick Bayou; said point being the southwest corner of The Lubrizol Corporation 29.82 acre tract;

THENCE S 17° 32' E a distance of 257.58 feet to a point for corner in the center line of Patrick Bayou;

THENCE S 28° 26' E a distance of 377.77 feet to a point for corner in the center line of Patrick Bayou;

THENCE S 01° 08' E a distance of 102.08 feet to a point for corner in the center line of Patrick Bayou;

THENCE due east, at 538.4 feet past the west right of way line of a county road, at 418.4 feet past the east right of way line of a county road, continuing a total distance of 718.4 feet to a point for corner in the east boundary line of the aforementioned Shell Oil Company, Incorporated 636.14 acre tract;

THENCE N 0° 52' W along the said east boundary line a distance of 680.0 feet to the POINT OF BEGINNING of the herein described tract, and containing 13.0814 acres, more or less;

LESS AND EXCEPT the following described tract of land, containing 1.2487 acres, more or less:

Being a part of Tract 1 of three tracts described as Land for County Road right of way in that certain deed dated July 7, 1930 executed by Tidal Refining Company in favor of Harris County, Texas, recorded under File Number 472645, Volume 841, Page 545, Deed Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the east boundary line of the aforementioned Shell Oil Company, Incorporated 636.14 acre tract, and the north right of way line of Texas State Highway No. 225;

THENCE N 0° 52' W along the said east boundary line a distance of 2509.7 feet to the aforementioned southeast corner of The Lubrizol Corporation 29.82 acre tract;

THENCE due west along the south line of The Lubrizol Corporation 29.82 acre tract a distance of 300.0 feet to a point in the east right of way line of the aforementioned County Road, said point being the POINT OF BEGINNING of the herein described tract;

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THENCE due west along the south line of The Lubrizol Corporation 29.82 acre tract a distance of 30.0 feet to a point for corner in the west right of way line of the aforementioned County Road;

THENCE S. O. 52° E along the west right of way line of the aforementioned County Road a distance of 680.0 feet to a point for corner, said point being in the south line of the 13.0814 acre tract previously described herein;

THENCE due east along the said south line a distance of 80.0 feet to a point for corner in the east right of way line of the aforementioned County Road;

THENCE N. O. 52° W along the east right of way line of the aforementioned County Road a distance of 680.0 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.2487 acres, more or less;

AND, LESS AND EXCEPT the following described tract of land, containing 1.2487 acres, more or less:

BEGINNING at the intersection of the east boundary line of the aforementioned Shell Oil Company, Incorporated 636.14 acre tract, and the north right of way line of Texan State Highway No. 229;

THENCE N. O. 52° W along the said east boundary line a distance of 2509.7 feet to the aforementioned southeast corner of The Lubrizol Corporation 29.82 acre tract, said point being the POINT OF BEGINNING of the herein described tract;

THENCE due west along the south line of The Lubrizol Corporation 29.82 acre tract a distance of 80.0 feet to a point for corner;

THENCE S. O. 52° E a distance of 680.0 feet to a point for corner, said point being in the south line of the 13.0814 acre tract previously described herein;

THENCE due east along the said south line a distance of 80.0 feet to a point for corner in the east boundary line of the aforementioned Shell Oil Company, Incorporated 636.14 acre tract;

THENCE N. O. 52° W along the said east boundary line a distance of 680.0 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.2487 acres, more or less.

Subject to the following exceptions, reservations, and agreements:

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1. Existing licenses, easements and rights-of-way on, across and under said land for any pipelines now located on said land.

2. The right of Harris County to obtain an easement for public road purposes ten feet in width on each side of the present county roads.

3. A supplemental agreement of even date between the parties hereto concerning the oil, gas and mineral rights in said land.

4. An exception and reservation unto Grantor, its successors and assigns, of a right-of-way and easement 20 feet in width on, over, across, under and through said land for the construction, operation, repair, maintenance and removal of pipe lines and appurtenances; the center line of said 20-foot strip being described as follows:

BEGINNING at a point at the intersection of the center line of Patrick Bayou and a line parallel to and 77.5 feet south of the south line of that certain 29.82 acre tract of land described in that certain deed dated July 27, 1950, executed by Shell Oil Company in favor of The Lubrizol Corporation, recorded in Volume 232, Page 723, Deed Records of Harris County, Texas;

THENCE due east a distance of approximately 004.23 feet to the intersection of the center line of the herein described easement and the east boundary line of the aforementioned Shell Oil Company, Incorporated 03-18 acre tract;

LESS AND EXCEPT that section of the herein described easement between the east and west right of way lines of County Road as described in that certain deed dated July 7, 1950 executed by Tidal Refining Company in favor of Harris County, Texas, recorded in Volume 914, page 596, Deed Records of Harris County, Texas; and

LESS AND EXCEPT that section of the herein described easement between the east boundary line of the aforementioned Shell Oil Company, Incorporated 03-18 acre tract and a line parallel to and 80.0 feet west of the said east boundary line.

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To have and to hold the same unto Grantee, its successors and assigns forever, and Grantor does hereby warrant and will forever defend the same unto Grantee, its successors and assigns, against the lawful claims of persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to the covenant, hereby made by Grantee, and the condition that Grantee, its successors and assigns, shall not at any time withdraw subsurface water from beneath the 13.0814 acres above described (of which the conveyed land is a part) for any purpose at a rate in excess of 225 gallons per minute. If this covenant and condition is broken, title to the 10.584 acres herein conveyed will revert to Grantor, its successors or assigns, upon re-entry by Grantor, or its successors or assigns, on said premises and repayment to Grantor, or its successors and assigns, of the consideration above specified; provided that such re-entry and repayment may be made only if Grantee, its successors or assigns, withdraws water in excess of the rate specified after 30 days written notice of the breach and if the re-entry and repayment is within 40 days after such notice. Failure to act in the event of any breach after any notice of breach shall not constitute a waiver as to subsequent breaches of this covenant and condition. At the time of such reversion or title, and as evidence thereof, Grantee, its successors and assigns, shall execute and deliver to Grantor a conveyance of said 10.584 acres.

Taxes for the current year will be prorated to the date hereof. By the acceptance of this deed, Grantee agrees to remit to Grantor for Grantee's share of such taxes promptly upon

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receipt of Grantor's invoice.

IN WITNESS WHEREOF, This instrument is executed as  
of the 29<sup>th</sup> day of DECEMBER, 1961.

WITNESS:

M. P. L. Love  
Assistant Secretary

SHELL OIL COMPANY

By M. P. L. Love  
Vice President

STATE OF NEW YORK

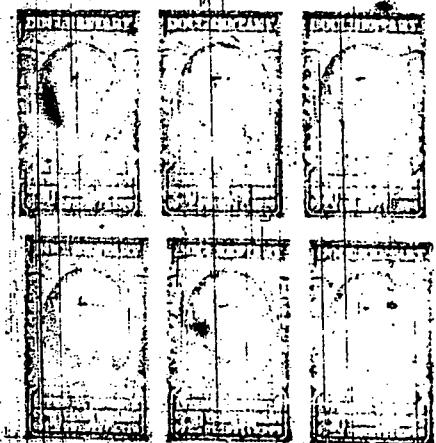
COUNTY OF NEW YORK

Before me, the undersigned authority, on this day personally appeared M. P. L. Love, Vice President of Shell Oil Company, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 29<sup>th</sup> day of December, 1961.

Notary Public in and for  
County

NOTARY PUBLIC IN AND FOR  
THE STATE OF NEW YORK  
Notary Public for County  
Certified by John C. Love  
Term Expires Mar. 30, 1963



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STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the  
date and at the time required hereby by me, and was duly  
RECORDED in the volume and page of the named CLERKS  
of Harris County, Texas, as herein directed by me, as

JAN 13 1962



Attest:

COUNTY CLERK,  
HARRIS COUNTY, TEXAS

AFTER RECORDING LETTER:

Mrs. Charles C. Cannon  
General Manager, Houston P. & L.  
P. O. Box 1100

Dear Mrs., Texas